



CAMARA REALTY INC.

21.28+/-Acre Almonds

Location: Property is located on the Northwest corner of Elder Ave & Highway 41 approximately 11.5 miles to Lemoore and 3.9 to Riverdale 3.9 miles

Description: Property consists of 2 connecting parcels for a total of 21.28 acres. Property also has a 1,704 square foot, 3 bedroom, 1 bathroom home built in 1916.

Legal: Kings County APN# 004-100-066 (10.96 ac) 004-100-065 (10.32 ac)
Properties are in the Williamson Act.

Plantings: 12.00 acre Nonparell, 5.00 acre Monterey, and 1.50 acre Wood Colony
9.50+/- acres 11th leaf, 10.29+/- acres 5th leaf

Production: 2020 total Kernel Wt 35,074 pounds 2021 total Kernel Wt 32,954 pounds
2022 total Kernel Wt 46,896 pounds.

Water: This property is located within the Laguna Irrigation District and receives surface water. Property is irrigated with a 5 Hp well via with a single drip line and micro jet sprinklers.

Notes: The property is sold "AS-IS" with no warranties or guarantees expressed or implied by Seller or Broker.

Price/Terms: \$750,000. Cash at the close of escrow.

All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property's suitability for prospective purchasers intended purpose.

The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management



This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT TO BE CONSTRUED AS PORTRAYING LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR PURPOSES OF ZONING OR SUBDIVISION LAW. DECEMBER, 2017

KINGS COUNTY ASSESSOR'S MAP SEC'S 9 & 10-18-20

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